



MONKS

The Carriage House, Hatton Higher Hatton Shrewsbury

Offers In The Region Of £550,000



www.monks.co.uk

We are delighted to be marketing The Carriage House, which is a truly stunning and beautifully presented barn conversion within a unique development in the charming hamlet of High Hatton. Having recently been converted to an extremely high standard and boasting many period features such as exposed beams within the wonderfully high vaulted ceilings, solid Oak floors and doors. In addition there are a range of large feature windows and skylights which allow sunlight to bathe the entire property, giving it a delightful light and airy feel. To describe in more detail as you enter you will find a welcoming reception hallway, impressive open plan dining kitchen overlooking the rear landscaped garden, utility, spectacular lounge diner, principal bedroom with en suite shower room, three further double bedrooms and luxury fitted bathroom. Externally the Carriage House boasts a large fully enclosed lawned rear garden which benefits from garden studio. Continuing along the side of the property there is an established raised wild flower beds and paved sun terrace. To the front you will find a substantial private parking area, carport and garage.

The location

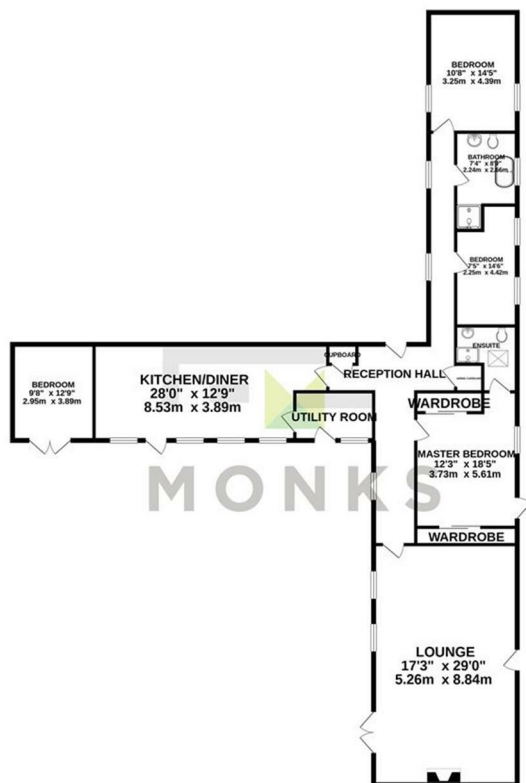
Located in High Hatton, surrounded by beautiful open countryside. The nearby villages of Hodnet and Shawbury have primary schools, medical practice, general stores and public house. Nearby Wem, Shrewsbury and Telford have excellent shopping, recreation facilities, renowned schools such as Thomas Adams and train stations which link to Chester, Birmingham and London. The property has good road links being close to the A442. A53 and the M54/M6.

The features

- Most Impressive Recently Renovated Barn Conversion
- Situated in an Idyllic Rural Location
- Dining Kitchen
- Lounge with wonderfully high vaulted ceilings
- Principal Bedroom with En Suite
- Three Further Double Bedrooms
- Luxury Fitted Bathroom
- Under Floor Heating & Double Glazing
- Fully Enclosed Gardens to Three sides
- Gated Driveway, carport and garage



GROUND FLOOR
1831 sq.ft. (170.1 sq.m.) approx.



TOTAL FLOOR AREA : 1831 sq.ft. (170.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01939 234368
Email. info@monks.co.uk
Click. www.monks.co.uk

Wem office

13A High Street, Wem,
Shropshire, SY4 5AA

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.